

**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

VIA EMAIL ONLY

DATE: January 31, 2025

TO: Anthony R. Rodriguez, AICP
Zoning Manager, Community
Development

FROM: 
Michael D. Jacob
Deputy County Attorney

RE: DCI2024-00019 – 2265 Laurel Lane CPD

Pursuant to §34-145(d)(1)e., the Hearing Examiner has final decision-making authority over amendments to Planned Developments when the request is limited to:

- i. Amendments to the master concept plan, schedule of uses, or property development regulations that do not affect the maximum density or intensity permitted in the planned development;
- ii. Requests for consumption on premises;
- iii. Requests for wireless telecommunication facilities;
- iv. Requests for an increase in the maximum number of fuel pumps in conjunction with a convenience food and beverage store provided that the use is already approved in the planned development;
- v. Changes to conditions and deviations; or
- vi. Requests to establish or increase density within the Mixed Use Overlay; and

Case number DCI2024-00019, requests an amendment to an existing Commercial Planned Development. The applicant is requesting a change to the schedule of uses, master concept plan, and deviations for the Project to permit a 2,000 square-foot building that will contain a food store/market with a small restaurant for carry-out service only. The request does not seek to amend the maximum density or intensity permitted for the planned development. Unless the applicant has requested a public hearing before the Board of County Commissioners prior to the conclusion of the public hearing before the Hearing Examiner, the Hearing Examiner retains the final decision-making authority for the case.

MDJ/les